

December 1, 1998

OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON
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Seattle, Washington 98164
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ORDER DISMISSING APPEAL

SUBJECT: Department of Development and Environmental Services File No. **L97VA029**

ROBERT O'CONNOR
Appeal from Variance Decision

Location: 14304 - 100th Avenue Northeast

Applicant: **Robert O'Connor**
13305 - 171st Avenue NE, #J-262
Woodinville, WA 98072
Telephone: (425) 481-5615

Appellant: **Mary Louise Houmann**
14233 - 101st Place NE
Bothell, WA 98011-5238
Telephone: (425) 821-0299

King County: **Sherie Sabour**
DDES/Land Use Services Division
900 Oakesdale Avenue SW
Renton, WA 98055
Telephone: (206) 296-7112
Facsimile (206) 296-7051

1. An appeal from the August 19, 1998, Land Use Services Division zoning variance decision was filed by Mary Louise Houmann, a neighborhood resident. Ms. Houmann did not appear at the variance hearing scheduled for November 25, 1998; therefore her appeal must be dismissed and the Division's decision affirmed.
2. At the public hearing the appeal record was opened for the limited purpose of admitting the file exhibits and to entertain questions raised by an adjacent property owner, Allan Lanng.

ORDER:

The variance appeal of Mary Louise Houmann is DISMISSED. The zoning variance report and decision issued by the Land Use Services Division dated August 19, 1998, is affirmed.

ORDERED this 1st day of December, 1998.

Stafford L. Smith, Deputy
King County Hearing Examiner

TRANSMITTED this 1st day of December, 1998, to the parties and interested persons listed below:

Jason Garriott	Charles Henning
Mary Louise Houmann	Allan Lanng
James McNally	Robert O'Connor
Steve Bottheim	Tracy Daniels
Nick Gillen	Sherie Sabour

Pursuant to Chapter 20.24, King County Code, the King County Council has directed that the Examiner make the final decision on behalf of the County regarding appeals of zoning variance decisions. The Examiner's decision shall be final and conclusive unless proceedings for review of the decision are properly commenced in Superior Court within twenty-one (21) days of issuance of the Examiner's decision. (The Land Use Petition Act defines the date on which a land use decision is issued by the Hearing Examiner as three days after a written decision is mailed.)

MINUTES OF THE NOVEMBER 25, 1998, PUBLIC HEARING ON DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES FILE NO. L97VA029 – ROBERT O'CONNOR VARIANCE APPLICATION APPEAL.

Stafford L. Smith was the Hearing Examiner in this proceeding. Participating at the hearing were Sherie Sabour, Nick Gillen, and Steve Bottheim, representing the County; Allan Lanng, Mary Louise Houmann, and Robert O'Connor.

The following exhibits were offered and entered into the hearing record:

- Exhibit No. 1 Variance File No. L97VA029
- Exhibit No. 2 Zoning variance Report and Decision dated August 19, 1998
- Exhibit No. 3 Geological Hazards Report dated December 2, 1994
- Exhibit No. 4 King County Assessor maps NW 20-26-5 and NE 19-26-5

SLS:daz
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